



Farne Court, TS17 0XS
3 Bed - House - Semi-Detached
£170,000

Council Tax Band: C
EPC Rating: C
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Farne Court, TS17 0XS

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR FOR BUY-TO-LET ***

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom semi-detached family home, situated within a quiet cul-de-sac in a much sought after location, close to local travel links, bus routes, amenities and schools.

The property briefly consists of; Entrance Hallway, Living Room with a spacious Open-Plan Kitchen / Diner and French Doors to the Rear Garden.
The First Floor Provides a Landing, with Master Bedroom at the Front of the Property with Built-In Wardrobes, Two Additional Bedrooms and a Family Bathroom.

Externally the property has a front Garden with a Long driveway to the side of the property leading to a Detached Single Garage and an enclosed Rear Garden.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

GROUND FLOOR

Entrance Hall

4'6" x 5'11" (1.38m x 1.81m)

Living Room

10'8" x 14'6" (3.27m x 4.42m)

Kitchen / Diner

13'11" x 10'1" (4.26m x 3.09m)

FIRST FLOOR

Landing

6'1" x 9'1" (1.87m x 2.78m)

Bedroom 1

12'0" x 8'0" (3.68m x 2.46m)

Bedroom 2

6'6" x 10'4" (1.99m x 3.15m)

Bedroom 3

7'2" x 7'2" (2.20m x 2.20m)

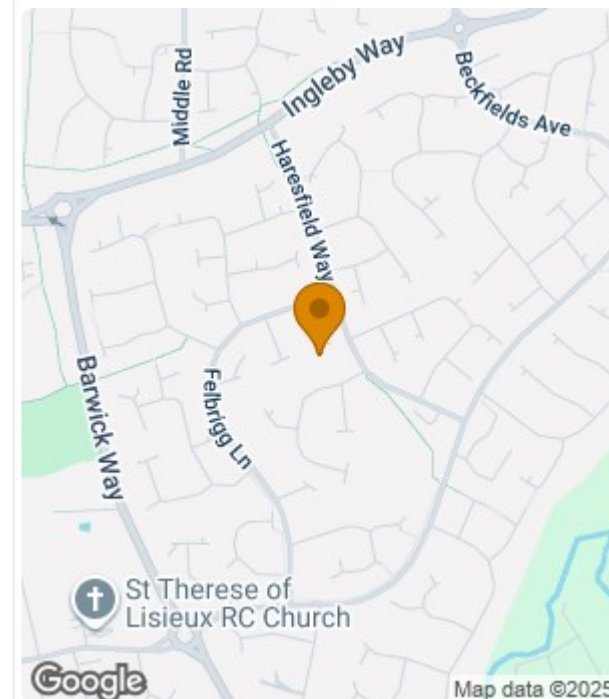
Family Bathroom

7'6" x 6'0" (2.31m x 1.83m)

SINGLE DETACHED GARAGE

9'1" x 17'5" (2.77m x 5.32m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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